

LEGAL DESCRIPTION:

WHEREAS, judgment was entered by the United States District Court for the Western District of Pennsylvania, on December 4, 2009, in Case No. 1:08-cv-305-SJM-SPB in favor of the United States and against defendant Steven Kuzma., in ordering that the United States tax liens be foreclosed and that subject properties, described below, be sold pursuant to 28 U.S.C. § 2001.

WHEREAS, an Order of Sale of the subject real property commonly known as Tax Map # CY-006-236200-000 RR1 Baker Hill Road Columbus Township Warren County, Pennsylvania , which is more fully described as follows:
All that certain piece or parcel of land situate in the Township of Columbus, County of Warren, Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit:

Beginning at a point in the centerline of Baker Hill Road (50-Ft. R.O.W.), being the northeast corner of the Fred T. Haener property as described in Record Book 538 at Page 169, and being located 1567.62 feet east of the intersection of the centerline of Baker Hill Road with the centerline of another road also known as Baker Hill Road.

Thence, North 89 degrees, 40 minutes, 44 seconds East, along the centerline of Baker Hill Road, 628.15 feet (N89°40'44"E,628.15') to a point of curve.
Thence, easterly, continuing along the centerline of Baker Hill Road and along a curve concave to the south, having a radius of 3046.00 feet, a delta angle of 07 degrees, 54 minutes. 40 seconds, a chord measuring South 86 degrees, 21 minutes, 56 seconds East, 420.24 feet, an arc distances of 420.57 feet to the northwest corner of the parcel shown on Kuzma Subdivision No. 1 as recorded in Map Book 2 at page 275.

Thence, South 07 degrees, 17 minutes, 59 seconds West, along the west line of said subdivision, passing over an iron pipe at 24.60 feet, a total distance of 1076.35 feet (S07°17'59"W,107635') to an iron pipe
Thence, South 75 degrees, 44 minutes, 27 seconds East, along the south line of the aforementioned subdivision, 892.13 feet (S75°44'27"E,892.13') to an iron pipe in the west line of the Mary C. McChesney property.

Thence, South 00degrees, 00 minutes, 00 seconds West, along the lands of McChesney, 259.17 feet (S00°00'00"W, 259.17') to an iron survey point.
Thence, North 89 degrees, 45 minutes, 28 seconds West, continuing along the lands of McChesney, 1313.11 feet (N89°45'28", 1313.11') to an iron pin at the northeast corner of lands owned by Southland Cattle & land, LLC.
Thence, North 89 degrees, 55 minutes, 37 seconds West, along the lands of Southland Cattle, 464.14 feet (N89°55'37"W,464.14) to an iron pin.

Thence, North 00 degrees, 03 minutes, 59 seconds East, continuing along 1

lands of Southland Cattle and along the east line of aforementioned Fred T. Haener property respectively, passing over an iron survey point in the south line of Baker Hill Road at 1538.52 feet, a total distance of 1563.52 feet (N00°03'59"E, 1563.52') to the place of beginning.

Containing 41.157 acres of land net measure and intended to be Parcel "B" of a survey by Lynn S. Hofius, PLS dated November 5, 1997 and recorded in the Office of the Warren County Recorder of Deeds in Map Book 7, page 233, at Map No. 97-096.

Being part of the same premises conveyed to Stephen Kuzma, unmarried and Marsha A. Kuzma, unmarried by Deed dated October 12, 1988 and recorded December 1, 1988 in the Office of the Warren County Recorder of Deeds in Record Book 215 at page 140.